



Recommendation for Action

File #: 24-3791, Agenda Item #: 36.

2/1/2024

Posting Language

Conduct a public hearing and consider an ordinance regarding site-specific amendments to City Code Chapter 25-8, Subchapter A, Article 13 (Save Our Springs Initiative), as minimally required to address the re-subdivision and development of 1905 and 1908 Airole Way, located in the Barton Springs Zone.

Lead Department

Watershed Protection Department.

Fiscal Note

A fiscal note is not required.

Prior Council Action:

January 18, 2024 - Council set the public hearing.

September 14, 2023 - Council approved Resolution No. 20230914-079 initiating the proposed site-specific Code amendments.

For More Information:

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Council Committee, Boards and Commission Action:

December 6, 2023 - Recommended for approval with conditions by the Environmental Commission on a 6-0-1 vote, Commissioner Brimer abstaining.

December 13, 2023 - Recommended for approval by the Codes and Ordinances Joint Committee on a 5-1 vote, Commissioner Stern voting against.

January 9, 2024 - Approved on consent by the Planning Commission on a 10-0 vote.

Additional Backup Information:

City Code Section 25-8-515 prohibits variances from the requirements of City Code Chapter 25-8, Subchapter A, Article 13 (*Save Our Springs Initiative*) (SOS Ordinance). Accordingly, Council must approve site-specific amendments to the SOS Ordinance by a supermajority vote in order to allow the proposed re-subdivision and development of two platted residential lots at 1905 (Lot 19) & 1908 (Lot 18) Airole Way and an unplatted lot (Tract 2). The lots are located in the Barton Hills neighborhood and within the Barton Creek Watershed, the Barton Springs Zone, and the recharge zone of the Edwards Aquifer and thus are subject to the SOS Ordinance, which limits impervious cover to 15% of net site area (NSA) and requires non-degradation water

quality treatment.

The proposed development of the site includes the renovation and expansion of an existing historic residence located on Lot 18 and Tract 2 and the construction of a new residence on the currently undeveloped Lot 19. The total combined area of the site (Lot 18, Lot 19, and Tract 2) is 0.55 acres (24,023 square feet. The SOS Ordinance would limit the impervious cover for the combined area to 15% of NSA, or (0.0539 acres or 2,348 square feet; the proposed amendment would allow impervious cover of 32.9% of gross site area, (0.180 acre or 7,903 square feet.

Additionally, it is difficult for single family residential lots to meet the SOS Ordinance's non-degradation water quality control requirements, so the proposed amendments to the SOS Ordinance would also allow the project to meet water quality treatment requirements by providing rainwater capture of one-half inch off the roof.

The proposed site-specific SOS amendments are being requested to allow the following improvements:

- Renovation and expansion of an existing historic A.D. Stenger home.
- On-site water quality controls where none currently exist using a rainwater harvesting cistern and infiltration areas.
- Landscaping around the home utilizing native plants and trees with enhancement to the quality of existing vegetation.